

REAL ESTATE & BUILDING.

NO CHANGE IN THE CONDITION OF THE REALTY MARKET.

Marked Activity Not Expected Before Spring—Building Operations Above the Average for This Season—Building Inspector Entwistle's Report—West Eckington.

The real-estate market for the past week has been one of medium activity. Though some agents made several good transactions, the majority consumed but few sales. These were generally in the nature of small dwellings. There was little or no investment for speculative purposes and the sales outside of the resident and business sections were not numerous. The same conditions which prevailed the week previous to influence the market, a statement of which appeared in the last issue of the *HERALD*, still have control, and it is believed that owing to the lateness of the season, there will be no marked activity until the spring boom sets in about the 1st of February. Some unforeseen circumstance or an open winter may, however, keep the market active throughout the winter.

For this season of the year the building operations for the week under review were above the average and though not equal in value to those of the week before, were very encouraging to the interests of the city. During the week there were issued fifteen permits for the erection of twenty-seven separate buildings aggregating in cost \$80,000. Of these permits only one was issued for a dwelling in the northwest section, which is to cost \$6,000. In the southwest section permits were issued for six buildings, to cost \$15,000; in the northeast section seven buildings, to cost \$30,700; in the southeast section three buildings, to cost \$10,700, and in the county ten buildings, to cost \$27,000.

A YEAR'S BUILDING OPERATION

What the Annual Report of Building Inspector Entwistle Shows.

The annual report of Building Inspector Thomas B. Entwistle, which was submitted to the Commissioners on Tuesday shows a steady increase in the number and an improvement in the character of private buildings that have been erected during the past fiscal year. During the year there were 1,659 permits issued for brick dwellings at an estimated value of \$4,817,008; 76 permits for private stables, 2 for livery stables, 29 for ware-houses and shops, 18 for stores, 11 for office buildings, 7 for churches, 4 for school buildings, 2 for halls, 2 for banks, 1 club-house, 1 hotel, 1 apartment-house, 1 depot, and 1 power-house. There were also issued during the year 681 repairs and additions to brick houses, together with 475 permits to erect frame dwellings, which were estimated to cost \$476,978, and 570 repair permits for frame buildings. The fees from building permits during the year amounted to \$9,901.92 and the total revenue of the office was \$12,072.19. The total number of permits issued for the erection of buildings was 2,134, which in value exceeded the preceding year to the extent of \$51,568.

Twenty-one brick buildings and 43 frame dwellings and 24 party walls were condemned and ordered to be torn down as unfit for the purpose of adjacent new buildings. Thirty-two notices were sent out during the year to vacate dangerous buildings, 7 to make good defective vaults, 57 to make good defective construction in brick and frame buildings, 27 to move buildings, sheds, and fences to building line from streets and alleys, and 14 to locate party walls. The proper street numbers have been given for 1,659 new buildings, and in connection with the water department there have been issued 515 notices to change numbers on old buildings. During the year 161 notices were served to change construction and the quality of materials used; 409 written reports of examination and construction of repairs to buildings have been made and 102 elevators inspected, 27 condemned, 75 found in good condition and 2 in a dangerous condition.

In the office of the Building Inspector during the year the plans and specifications were made for 6 new school buildings, the truck-house at the corner of Fourteenth street and Ohio avenue, the Emergency Hospital, Bathing Beach, besides additions to the Washington Asylum, Police Court, police stations, and engine-houses. The school-houses, the report states, are constructed with such care as to ventilation, light convenience, etc., that they compare favorably with those of any city in the United States. The station-houses and engine-houses are in good condition. Mr. Entwistle urges the necessity of an increase in the number of assistant inspectors due to the fact that the increase in building operations is such that his present force is inadequate to properly inspect the buildings in course of erection. The appropriations for the repairs and improvements to schools he considers insufficient, as they do not admit of keeping them in the very best of condition for preservation.

Mr. Entwistle accompanies his estimates for the next fiscal year with the statement that the revenues of his office meet all expenses, and that at least \$5,000 per annum is saved on plans and specifications. He estimates that for salaries and contingent expenses \$9,158 is needed for care of District Building \$3,008.50, and for repairs to schools, stations, engine-houses, etc., \$39,550.

WEST ECKINGTON.

Advantages Offered in This Suburb to Inventors and Home-Seekers.

Residents of the city who, a few years ago, were acquainted with the tract of land directly north of the Capitol, known as Youngsborough, would not recognize this well-situated property to-day, so changed has it been by the rapid improvements in that section of the suburbs. It is this tract which Mr. George Truesdell selected to make his second addition to the city of Washington. This subdivision of Eckington which proved such a boon to those desiring cheap and well-paying investments or comfortable homes within a short ride of the city became in such demand that his second addition became a matter of policy.

West Eckington, which is now thrown open to the public for investment, is the second addition. Its advantages are the same as those of Eckington, while in some particulars it is better. This property has been placed in the hands of Mr. James B. Wimer, the well-known real estate agent at No. 608 Thirteenth street northwest. No subdivision in the District affords a better chance for those who are seeking property, either as an investment or as

a site upon which to locate a home. The value of land there cannot depreciate, and as the city grows and further improvements are made prices must advance.

West Eckington is one of the most suitably located subdivisions now on the market. The land is high, dry, and healthy. It adjoins Eckington on the south and west, thus bringing it nearer the city. The Eckington and Soldiers' Home Electric Railway, which is one of the best in the United States, runs directly through the property, and seventeen minutes' ride will bring one to the west front of the Treasury Department. The street improvements are of superior character. The pavements are all asphalt, the sidewalks are of the best material, while the sewerage is perfect. Electric lights line the streets and avenues, thus supplying the best illumination. The lots which are offered for sale are 20x90 feet. Each runs back to a twenty-foot alley paved with asphalt blocks.

The terms of purchase are of a most liberal character. To those who desire to build an unusual offer is made in that 10 per cent. will be deducted from the fixed price if one signifies his intention to erect upon it a home. A cash payment will also be subject to this reduction. Values range from \$1,500 to \$1,800 per lot (except corners), and a small cash outlay with easy payments are the terms.

This property should be selected in order that its full worth can be appreciated. Its advantages, then, will be readily apparent. Mr. Wimer is always ready to give any information or aid in his power to those seeking realty investments.

BUILDING NOTES.

The suburb of Bloomingdale is to be improved by the erection on First street of a row of seven substantial dwellings by G. N. Beale. The fronts of pressed brick will be 18 feet wide and will be constructed with square bay windows with the corners cut off. The houses are to be two stories with a basement. Peter Fessinger has the contract to build at \$17,500.

The Queenstown Baptist Church, through R. West, the pastor, has obtained a permit for the erection of a \$6,000 structure on lots 11 and 13, block 20, on Providence street, Brookland. The plans, drawn by J. G. Meyers, call for a two-story edifice, 48x53 feet in dimensions. It will be constructed of frame with a steep shingled roof. George E. Paxton is the builder.

L. J. Perry has obtained a permit to make general repairs to his residence, 1802 M street, at a cost of \$600.

The University Club has contracted with Charles A. Langley to construct a one-story porch, 12 feet wide, upon their new club house, 1701 I street, at a cost of \$2,000.

P. Wade has a contract to build for Cornelius Harrigan at No. 113 H street northwest a handsome three-story dwelling to cost \$8,000. The house will have a frontage of 18 feet and a depth of 70 feet.

James H. Grant is the architect, builder, and owner of a row of four two-story and cellar brick dwellings he will erect at Nos. 601 to 607 Ninth street southwest. The fronts will be constructed of pressed brick and two of the houses will be constructed with bay windows. Cost \$10,000.

Mrs. M. A. French, through William Thompson, as builder, has taken out a permit for an \$8,000 dwelling to be built at No. 23 B street southeast. It will be three stories high with a cellar and in dimensions will be 33x43 feet. A circular bay window will reach to the third story.

The Traders' National Bank, at the intersection of Tenth and D streets and Pennsylvania avenue, have obtained a permit to construct a bay window to the bank building and build a storm door at a cost of \$300.

Frederick L. Moore will build a brick addition, 28x49 feet, to his warehouse, corner of H street and the C. & O. Canal at a cost of \$1,000.

A. K. Tingle will erect a two-story brick addition to his dwelling on Spring street, in the county, at a cost of \$1,300.

REAL ESTATE NOTES.

John R. Wright has purchased of John B. Scott for \$7,500, parts subs. K and L, 20x95 feet on Eighth, between O and P streets northwest.

E. T. Keller has bought for \$3,000 of T. E. Waggoner sub. 15 to 17, square 298, 374 feet on Maryland avenue, between Thirteenth and Thirteenth-and-a-half streets southwest.

J. H. Chew has bought for \$5,050 of D. Birtwell part 43, square 895, fronting 15.85 feet on Eighth street, between B and C streets northwest.

H. Lloyd has purchased for \$5,000 of Willard S. Richardson sub. 3, square 237, 18x100 feet on T, between Thirteenth and Fourteenth streets northwest.

Maria Vockery has purchased of Huldah Tilley for \$3,300, sub. 53, square 191, 18 feet 3 inches by 100 feet on Fifteenth, between Blake and T streets northwest.

John H. Lane has purchased of G. Truesdell for \$5,018.40 lots 40 and 42, square 8, West Eckington.

Allen Jacqua has bought for \$3,000 of C. V. Trotter 46 feet front of sub. lot 38, block 1, Le Droit Park.

E. C. Ellmore has purchased of N. Carusi et al. for \$6,225 lot 13, square 486, 25x85 feet on Sixth, between G and H streets northwest.

Jerome Wise has bought for \$6,250 of Fannie K. Fox lots 4 and 5, block 39, North Columbian University grounds.

Mary E. Squires has purchased for \$6,105 of D. B. Groff the north half of sub. 145, square 779, 20.71x90 feet, corner of E and Fourth streets northeast.

James R. Johnston has purchased for \$6,650 of Anna Ellis subs. 154 and 155, square 182, 19x100 feet on S, between Eighteenth and Nineteenth streets northwest.

E. L. Schmidt has bought of Margaret Harrison for \$6,500 part 33, S. P. B.'s sub. Pleasant Plains, 50x220 feet on Howard avenue.

Mary E. Wilbur has bought for \$9,500 of G. S. Cooper sub. 100, square 207, 21x55.29 feet on Fifteenth, between R and S streets northwest.

C. M. McCann has bought for \$4,000 of E. Perry sub. 31, block 8, Le Droit Park, and for a nominal consideration of I. N. Jackson part sub. 23, of the same subdivision.

Leelle J. Perry has purchased for \$7,875 of B. H. Warner et al. part 25, square 140, 26 feet, 14 inches front on M street northwest.

William F. Thomas has purchased of D. P. Syphax for \$6,000 part 25, square 417, 15 feet 73 inches by 95 feet on Eighth street, between S and T streets northwest.

P. J. Brennan has bought for \$4,000 of Sam-

uel Bensinger sub. 63, square 807, 17.17x55 feet at the corner of Fourth and M streets northwest.

P. B. S. Pineback has bought for \$4,712.50 of Jerome Wise lot 7, block 39, north grounds Columbian University.

Lucy S. Doolittle has bought of Carrie E. T. Knox part 59, square 575, fronting 33.68 feet on Second street, between Pennsylvania avenue and B street northwest, for \$5,000.

BUILDING PERMITS.

Building permits to the following were issued by Inspector Entwistle for the week ending Friday, November 6.

One two-story dwelling and barn, 20x26 feet, Providence street, Brookland, for Mrs. A. L. Tade, to cost \$500.

One one-story brick private stable, rear of 728 Fifth street northeast, for W. H. Heiser, to cost \$200.

Seven two-story and basement brick dwellings, 18x33 feet, Nos. 1700 to 1714 First street extended, in Bloomingdale, for G. N. Beale, to cost \$17,500.

One two-story and cellar brick dwelling, 19x33 feet, No. 816 H street northeast, for C. W. Chappel, to cost \$4,000. Farnham & Chappel, builders.

One two-story brick private stable, 28x37 feet, in rear of 417 H street southwest, for Joseph Richardson, to cost \$2,500.

One three-story brick dwelling, 17x28 feet, No. 1307, C street southwest, for H. P. Moore, to cost \$2,500. George S. Cooper, architect, Thomas A. Harding, builder.

One two-story and cellar brick dwelling, 18x33 feet, No. 323 Florida avenue, Le Droit Park, for Sarah E. Reed, to cost \$3,000. J. W. Reed, builder.

One two-story frame church, 48x53 feet, on Providence street, Brookland, to cost \$6,000.

Three three-story brick dwellings, 18x33 feet, Nos. 419 to 423 Fourth street northwest, for Waters & Thompson, to cost \$13,500.

One three-story brick dwelling, 18x70 feet, No. 113 H street northwest, for Cornelius Harrigan, to cost \$8,000. P. Wade, builder.

Four two-story and cellar brick dwellings, 601 to 607 Ninth street southwest, for James H. Grant, to cost \$10,000.

One three-story and cellar brick dwelling, 23x43 feet, No. 23 B street southeast, for Mrs. M. A. French, to cost \$8,000.

Two two-story brick dwellings, 18x33 feet, Nos. 1119 and 1121 New Jersey avenue southeast, for Alfred Richards, to cost \$2,700. T. B. Durkin, builder.

One two-story and cellar brick dwelling, 16x49 feet, No. 518 Second street northeast, for John Sweeney, to cost \$2,900.

One one-story brick office, 12x13 feet, No. 58 Fifth street northeast, for W. H. Dobson, to cost \$100.

(Real Estate Transfers on Eleventh Page.)

AMERICANS ARE SLAVES.

Max O'Rell Says We Are the Slaves of Our Officials and Servants.

"A Frenchman in America."

The Americans are the most docile people in the world. They are the slaves of their servants, whether they are high officials or the "reduced duchesses" of domestic service. They are so submitted to their lot that they seem to find it quite natural.

The Americans are lions governed by bulldogs and asses.

They have given themselves a hundred thousand masters, these folks who laugh at monarchies, for example, and scorn the rule of a king, as if it were better to be bullied by a crowd than by an individual.

In America, the man who pays does not command the paid. I have already said it; I will maintain the truth of the statement that, in America, the paid servant rules. Tyranny from above is bad; tyranny from below is worse.

Of my many first impressions that have deepened into convictions this is one of the firmest.

The Industrial Banking and Investment Association.

The above organization, which has its Washington City office at 1417 G street northwest, is one that, in all its ramifications, extends to the laboring classes an opportunity for profitable investments.

For the purpose of carrying out this object it does a general business upon the principles whereby the investors obtain a fixed interest upon their investments in the Company, and in addition a further interest, varying with the profits made by a general business being carried on as an Industrial Association. Loans are made to investors on the security of their certificates. The Company also receives money on time deposit, or at call; negotiates mortgages, forms and operates public companies, issues public and other loans, purchases and sells stocks, bonds, or other securities and properties on commission, and generally transacts all business of a financial and industrial character. It is not a Building Association, but it does offer to persons of small means unequalled facilities for changing their earnings into a home.

But there is another point that investors would do well to notice. The Security is perfect, for the reason that in addition to the \$200,000 paid up in Capital of the Company, no Certified Checks can be obtained from the Association without the full amount in cash being deposited with the Association to meet it. And these checks are available for all possible domestic and foreign payments. They are better than gold (which is bulky) and are to be obtained at all hours, week days or Sundays, when banks are closed.

They are better than gold because—the Association's Certified Checks being fully protected by copyright, are a protection to their customers against imitations. And, finally, in sending remittances by Mail or Telegraph, without loss of time and expense in obtaining Postoffice Orders, Cable Transfers, etc., etc., also the GREAT CONVENIENCE in having such Checks cashed on receiving same. The Certified Check Books of the Industrial Banking and Investment Association are obtained at any of the Association's Branch Offices, in all the principal cities and towns in the United States and Europe.

Colonel Lee Crandall is in charge of the management of this association, and he is well-known to every business Washingtonian as a man who will fulfill to the letter the full measure of every promised obligation he makes. For perfect honesty in all his dealings, and for a friendly familiar and wide acquaintance with the best elements of Washington society, Colonel Lee Crandall has no superior, and that superiority is a good gauge of the soundness financially of the above project of which he is the chief promoter.

Take a look at our Famous \$10 Men's Overcoats. Elmsman Bros., Seventh and E.

WEST ECKINGTON!

Since the cut herewith was made, 20-foot alleys, with asphalt block pavements, have been paved to each lot, reducing the depth of each lot to 90 feet, and materially improving them.

Investors, Buyers, Builders, Home-seekers looking for first-class Building Lots, which must become more valuable, and which require but small cash outlay, can buy the handsomest building lots in West Eckington, on R street and Quincy street, between North Capitol and First streets Northeast.

These lots have Asphalt Streets, Superior Sidewalks, Electric Lights, Perfect Sewerage, the finest Electric Railway in the United States. Only seventeen minutes' ride from Treasury Department.

Lots 20x90. Superior Improvements Building.

TEN PER CENT. OFF

—TO—

PARTIES WHO WILL BUILD.

These beautiful lots all abut on fine twenty-foot Asphalt Block-paved Alleys. In fact, there is nothing lacking to make them perfect for those desiring attractive sites, with enticing surroundings, at less cost than is possible to secure much less desirable properties in any other section.

Builders contemplating erection of houses this Fall and coming Spring cannot do better than examine these lots.

Non-residents who desire to make a small investment in Washington cannot duplicate this opportunity.

WHY ARE WEST ECKINGTON LOTS

THE

BEST IN ALL RESPECTS?

First—They have Electric Lights.

Second—Rapid transit to them, connecting them with all of the Executive Departments.

Third—Fine Asphalt Streets.

Fourth—The best paved alleys in the District.

Fifth—The best sewerage in the District.

Sixth—They are less costly than any others with these advantages.

Seventh—They can be bought 10 per cent. off for cash.

The prices are \$1,500 to \$1,800 per lot, on easy terms.

FOR SALE ONLY BY

J. B. WIMER,

Real Estate, 608 Thirteenth Street.